



## Marleigh Park, Cambridge, CB5

£2,085 Per Month

Brand-new, fully furnished one and two-bedroom apartments in a vibrant Cambridge community, designed for modern renting with high-quality finishes, plenty of green spaces & everyday conveniences right on your doorstep. Enjoy the perks of a home built specifically for renters, where service and maintenance are second to none, pets are welcome and you can stay as long as you like.

£2,275 Rent Incentive – Important details:

The contractual monthly rent is £2,275. You will receive a £2,275 rent credit applied in full to the 2nd month's rent, so you will pay £0 for this month. From month 3 to 12, you will pay the full £2,275 per month, due on the 1st of each month. Over the course of the 12 month lease, the total cost equals £25,025 over the year—averaging approximately £2,085 per month.

### THE OLYMPUS 2 BED

This fully furnished, two-bedroom apartment combines high-end finishes with space & comfort. The open-plan living, dining & kitchen area is the heart of the home, featuring floor-to-ceiling windows that fills your home with natural light and opens onto your own private balcony or terrace. The kitchen is designed for both style and functionality, featuring integrated appliances, soft-close fittings & elegant LED lighting. Both bedrooms are generously sized with plush carpeting and built-in mirrored wardrobes. The main bedroom features a private ensuite in addition to a separate, spa-like family bathroom. Ready for you to move-in and get settled from day one!

### LIFE AT MARLEIGH

Everything you need is located within Jubilee Square, Marleigh's neighbourhood hub. Grab a bite to eat at Signorelli's deli, or pick up your daily essentials at the Co-op. If you are looking to unwind or stay active, you will find R3FORM Pilates and Qi Spa right on your doorstep. There's also a community centre, landscaped gardens and plenty of walking & cycling routes. And it will soon offer on-site allotments & sports pitches!



42 Bragg Way, Cambridge, CB5 8FB



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		
<p>Energy Efficiency - Typical Energy Costs</p> <p>82-90 A</p> <p>75-80 B</p> <p>69-74 C</p> <p>63-68 D</p> <p>57-62 E</p> <p>51-56 F</p> <p>45-50 G</p>		<p>Environmental Impact - Typical CO<sub>2</sub> emissions</p> <p>100-120 A</p> <p>120-140 B</p> <p>140-160 C</p> <p>160-180 D</p> <p>180-200 E</p> <p>200-220 F</p> <p>220-240 G</p>	